

# COUNTY OF YORK

## MEMORANDUM

**DATE:** March 21, 2005 (BOS Mtg. 4/19/05)

**TO:** York County Board of Supervisors

**FROM:** James O. McReynolds, County Administrator

**SUBJECT:** Application No. UP-663-05, Stor-Moore/ Uppy's Convenience Store

### ISSUE

This application requests an amendment to a Special Use Permit (UP-634-04) pursuant to Section 24.1-115(d)(3) of the York County Zoning Ordinance, granted for a mini-storage warehouse facility and access to a contractor's storage yard at 7307 George Washington Memorial Highway (Route 17) and further identified as Assessor's Parcel No. 24-128. The requested amendment would allow the addition of a vehicular accessway to the previously approved mini-storage warehouse facility/contractor's storage yard through the abutting parcel located at 7305 George Washington Memorial Highway (Uppy's Convenience Store) and further identified as Assessor's Parcel No. 24-129. Both properties in the area of the proposed accessway are zoned GB (General Business) and are designated for General Business development in the Comprehensive Plan.

### DESCRIPTION

- Property Owners: MRP Enterprises, LLC (Parcel 24-128; Stor-Moore)  
Southside Investments, LLC (Parcel 24-129; Uppy's)
- Location: 7305 & 7307 George Washington Highway (Route 17)
- Area: 5.37 acres (Parcel 24-128)  
0.67 acre (Parcel 24-129)
- Frontage: Parcel 24-128: approximately 155 feet on Route 17  
Parcel 24-129: approximately 155 feet on Route 17, 176 feet on Whites Rd.
- Utilities: The properties are currently served by public water and sewer
- Topography: Flat
- 2015 Land Use Map Designation: General Business
- Zoning Classification: GB – General Business  
EMA – Environmental Management Area  
WMP – Watershed Management and Protection Area Overlay

- Existing Development: Convenience store with gas pumps; cleared lot under development for contractor's shop/storage yard, helipad, mini-storage warehouses and retail buildings
- Surrounding Development:  
  
North: Greene Industrial Park, Redline Motorsports  
East: Single-family residential, shopping center across Route 17  
South: Vacant lot, single-family residential beyond Whites Road  
West: Single-family residential
- Proposed Development: Access to contractor's shop/storage yard and mini-storage warehouses through convenience store property

### **CONSIDERATIONS/CONCLUSIONS**

1. Parcel 24-128 (Stor-Moore) is the subject of approvals for a Special Use Permit (UP-634-04) and a conditional rezoning (western end of property) from R20 – Medium-density Single Family Residential to IL - Limited Industrial (Rezoning No. ZM-84-04), both granted by the Board of Supervisors on May 18, 2004. Copies of the SUP sketch plan and resolution are attached. Site plan approval was granted December 7, 2004 to develop the property for a 276-unit mini-storage warehouse, helipad, 12,000-square foot contractor's storage yard, 4,000 square feet of contractor's shop/office space and 3,000 square feet of retail space. A copy of the approved site plan is attached.

Parcel 24-129 (Uppy's) has been used as a convenience store with gasoline pumps since the late 1970s. The property contains a 2,160-square foot convenience store and a freestanding four-station gasoline pump island. The property has two accesses: a right-in/right-out, 40-foot wide driveway on Route 17 and a two-way, 45-foot wide driveway on Whites Road, located approximately 75 feet west of its intersection with Route 17.

2. The SUP amendment requests the addition of a new cross-parcel vehicular connection linking the proposed retail parking lot on the Stor-Moore property with the existing convenience store parking lot. The connection is proposed in response to comments received from VDOT in conjunction with the review of the StorMoore site plan (see attached letter dated September 16, 2004 from VDOT). The connection would allow vehicular access to the Stor-Moore property for northbound Route 17 traffic (via Whites Road through the convenience store lot) without making a U-turn at the Greene Drive median break. Similarly, the interconnection would allow vehicles destined for northbound Route 17 from the StorMoore site to exit via Uppy's and Whites Road and avoid having to merge across two southbound lanes and make a U-turn at the Whites Road median break.
3. The convenience store site currently contains 19 parking spaces: 11 along the front of the building and eight bordering the northern property line (exclusive of the

dumpster access area in the northwest corner of the parking lot). According to the applicant's sketch plan, installation of the new cross-parcel accessway would eliminate four to six spaces along the northern boundary of the parking lot. In accordance with Section 24.1-606(j) of the Zoning Ordinance, a minimum of 11 parking spaces are required for the convenience store use. Therefore, installation of the accessway and elimination of up to six parking spaces would not adversely affect parking requirements on the site.

4. Internal traffic circulation was noted as a concern by both staff and the Virginia Department of Transportation (VDOT) during the Special Use Permit/Rezoning process for the Stor-Moore parcel. The presence of the Route 17 median limits access to the Stor-Moore site and requires northbound traffic to make U-turns around the median to enter or exit the site. Installation of the proposed cross-parcel connection would facilitate safer traffic movements for northbound traffic to enter or exit the Stor-Moore site via the convenience store parking lot and Whites Road, where there is a median break across the intersection.

Safe traffic circulation at the Whites Road/Route 17 intersection is also of concern to VDOT (see attached correspondence from VDOT). The proposal would create a small increase in traffic across the convenience store parcel and changes to existing traffic patterns by adding a mix of industrial (contractor's equipment and moving trucks of varying sizes) and retail traffic to the existing convenience store traffic (a use which is already a high traffic generator). Based on estimates from the Institute of Transportation Engineers (ITE) Trip Generation Manual, 7<sup>th</sup> Edition, the Stor-Moore site would be expected to generate approximately 126 trips per day (TPD) for retail uses and 69 tpd for the mini-storage warehouses on a Saturday<sup>1</sup>. The applicant has estimated approximately 9 TPD for the contractor's shop/storage yard use. Therefore, a total of approximately 204 TPD would be expected on the site. According to the ITE Manual, estimated traffic generation for the convenience store/gasoline pump use is approximately 818 TPD, and residential traffic accessing Whites Road is estimated at approximately 370 TPD (assuming build-out of contributing R20-zoned property).

Assuming that 75% of the Stor-Moore site traffic (153 TPD) would utilize the proposed cross-parcel connection, there would be an expected 16% increase in traffic on the convenience store site. Further, assuming that 75% of the convenience store traffic (614 TPD) would access the convenience store via the Whites Road driveway, additional traffic generated by the Stor-Moore site (153 TPD) would result in an approximately 13% increase in TPD (including residential traffic) through the Whites Road/Route 17 intersection.

If approved, this cross-parcel connection will need to be designed to address traffic movements between the two sites, through the convenience store driveways and through the Whites Road/Route 17 intersection to ensure that the additional

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<sup>1</sup> Saturday traffic counts were selected for comparison rather than a weekday count, as Saturday would be the day of overall highest traffic counts for all existing and proposed uses on the two subject sites.

Stor-Moore traffic will not adversely impact existing residential and commercial traffic at the intersection and on the convenience store site. Additionally, the Whites Road/Route 17 intersection in the area of the convenience store driveway must be able to safely accommodate the anticipated mix of industrial, commercial and residential traffic entering the convenience store site and the residential properties on Whites Road. Based on input received from VDOT (reference letter dated February 24, 2005), this could mean realignment of the existing and proposed driveways and/or improvements to the intersection and turn lanes on Route 17. Therefore, a proposed condition of approval would require that a traffic study be prepared to analyze existing conditions and determine deficiencies needing correction.

### **PLANNING COMMISSION RECOMMENDATION**

The Planning Commission considered this application at its regular meeting on March 9, 2005 and, subsequent to conducting a public hearing at which only the applicant spoke, voted 4:3 (Messrs. Simisek, Ptasznik, and Davis dissenting) to recommend denial. Concerns raised by the Commission included potentially unsafe internal vehicular circulation in the Uppy's parking lot and possible traffic conflicts between commercial, industrial, and residential traffic accessing the Route 17/Whites Road intersection.

### **COUNTY ADMINISTRATOR RECOMMENDATION**

Staff and VDOT believe that the proposed cross-parcel connection would afford a safer vehicular connection to the Stor-Moore site for traffic entering from and exiting to northbound Route 17. It would also provide customer access to multiple uses on both parcels without entering back onto Route 17, which is something that VDOT and County site plan standards encourage. Large increases in traffic would not be anticipated with the development of the proposed cross-parcel connection. Proposed approval conditions address traffic safety concerns relevant to the combination of residential, industrial and commercial traffic that can be expected on the convenience store site and the Whites Road/Route 17 intersection. Therefore, based on the considerations outlined above, I recommend that the Board approve this application. This can be accomplished through the adoption of proposed Resolution No. R05-60.

Carter/3337:AMP  
Attachments:

- Excerpt from Planning Commission minutes, March 9, 2005
- Zoning Map
- SUP amendment sketch plan
- SUP original sketch plan
- BOS Resolution R04-84 (UP-634-04) and sketch plan
- Approved site plan for contractor's shop/storage area & mini-storage warehouses
- Correspondence from Steven M. Uphoff, President, Uppy's, dated February 3, 2005

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- Correspondence from VDOT dated September 16, 2004 and February 24, 2005
- Proposed Resolution No. R05-60